

**FAIRFAX COUNTY, VIRGINIA  
2005 SOUTH COUNTY AREA PLANS REVIEW  
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

**Staff Use Only**

Date Received: 9/21/05  
 Date Accepted: \_\_\_\_\_  
 Planning District: \_\_\_\_\_  
 Special Area: \_\_\_\_\_

**SECTION 1: NOMINATOR/AGENT INFORMATION**

Name: Supervisor Sharon Bulova Daytime Phone: 703-425-9300

Address: c/o Braddock District Task Force, 9002 Burke Lake Road, Burke VA 22015

Nominator E-mail Address: braddock@fairfaxcounty.gov

Signature of Nominator (NOTE: There can be only one nominator per nomination):  
 \_\_\_\_\_

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

*Sharon Bulova*

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:  
 \_\_\_\_\_

**SECTION 2: GENERAL INFORMATION**

Check appropriate supervisor district: ☒ Braddock ☐ Lee ☐ Mason ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 6

Total aggregate size of all nominated parcels (in acres and square feet): \_\_\_\_\_sq. ft. 37.753acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

**SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.**

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

#### SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

**Use the Plan on the Web for your citation. It is the most up-to-date. Link: [www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/).**

The area between Clara Barton Drive, the Fairfax County Parkway, Fred's Oak Road and the Burke Centre Residential Planned Community to include Parcels 77-3((1))7A, 8, 9 pt. (north of the Fairfax County Parkway), 11, 12 and 13 is planned for light in

Current Plan Map Designation: Industrial

Proposed Comprehensive Plan Designation: Industrial

Mixed Use	
<b>If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.</b>	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
<b>TOTAL</b>	<b>100%</b>
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

#### SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 ½ x 11 inches. Maps in color will not be accepted.

#### SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

**All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:**  
Fairfax County Planning Commission Office  
Government Center Building, Suite 330  
12000 Government Center Parkway  
Fairfax, Virginia 22035-5505

## SPECIFIC INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

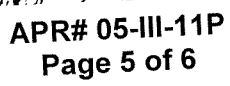
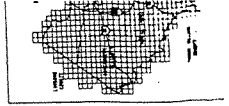
Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
077-3-((01))-0007A	Mini U Storage Fair fax Station LP	10930 Clara Barton Dr.	18552 MacArthur Bv, Ste 495 c/o Bohn Corp. Irvine, CA 92612	5.29	7005-1820-0000- 2985-1215
077-3-((01))-0008	Mini U Storage Fair fax Station LP	10910 Clara Barton Dr.	18552 MacArthur Bv, Ste 495 c/o Bohn Corp. Irvine, CA 92612	.303	
077-3-((01)-0009A	Burke Lake Storage LG Gary Bianucci David Weber	6120 Little Ox Rd.	2230 Q St NW P.O. Box 700 Wash, DC 20008 4647 Falls Church, VA 22044	4.19 1.85	7005-1820-0000 2985-1142 first class
077-3-((01))-0011	Virginia Concrete, Inc.	10900 Clara Barton Dr.	PO Box 4667 Jacksonville, FL 32201	9.36	7005-1820-0000 2985-1246
077-3-((01))-0012	Susa Partnership LP Extracorporeal Properties Fittone LLC	10800 Pohick Rd	PO Box 4900 175 Toyota Scottsdale, AZ 85261 Plaza # 700 Memphis TN 38103	4.22	7005-1820-0000- 2985-1185 first class
077-3-((01))-0013	Board of Supervisors	6000 Freds Oak Rd	12000 Govt Ctr PW, Ste 533 Fairfax 22035	14.39	7005-1820-0000- 2985-1239

#### Section 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

Current Comprehensive Plan Text for the nominated property: The area between Clara Barton Drive, the Fairfax County Parkway, Fred's Oak Road and the Burke Centre Residential Planned Community to include Parcels 77-3((1))7A, 8, 9 pt. (north of the Fairfax County Parkway), 11, 12 and 13 is planned for light intensity industrial use up to .25 FAR. Industrial development in the subject area should provide for visually attractive and appropriately buffered relationships with adjacent areas planned for residential use.

Plan Map Designation: 77-3-((1))-7A, 8, 9pt (north of the Fairfax County Parkway), 11, 12 and 13 are shown as Light Industrial

Proposed Comprehensive Plan Designation: The area between Clara Barton Drive, the Fairfax County Parkway, Fred's Oak Road and the Burke Centre Residential Planned Community to include Parcels 77-3((1))7A, 8, 9pt. (north of the Fairfax County Parkway), 11, 12 and 13 is planned for light intensity industrial use up to .25 FAR. Industrial development in the subject area should provide for visually attractive and appropriately buffered relationships with adjacent areas planned for residential use. These parcels are located in the Pohick Creek Watershed. Future industrial use in this area should also be designed to minimize impacts to the watershed.



## **SECTION 6: JUSTIFICATION**

This proposal is in conformance with the Fairfax County Comprehensive Plan, Policy Plan, 2002 Edition; Environment as amended through November 15, 2004;

ENVIRONMENTAL POLLUTION, Water Quality, pages 5-11:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County’s Chesapeake Bay Preservation Ordinance...”